

OFFERING MEMORANDUM



DOLLAR GENERAL
ALAMOGORDO, NEW MEXICO



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

BRIAN BROCKMAN | BANG REALTY-NEW MEXICO INC.
NM License #20241



INVESTMENT SUMMARY



LIST PRICE
\$1,184,757



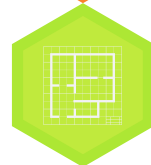
PROPERTY ADDRESS
**1 LA LUZ GATE ROAD
ALAMOGORDO, NM 88310**



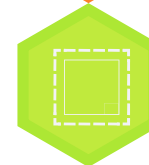
CAP RATE
7.00%



ANNUAL RENT
\$82,933.00



BUILDING SIZE
9,259 SQ. FT.



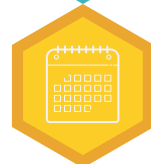
LAND AREA
2.00 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
7.5 YEARS



LEASE EXPIRATION
09/30/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2015



PARCEL NUMBER
R056747



TRAFFIC COUNTS
14,180 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.5 Years of Guaranteed Lease Term
- 2015 Build to Suit Construction
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

HOLLOMAN AIR FORCE BASE - 1942:

- Located 15 Miles from the Subject Property
- The Base Covers 59,639 Acres
- Supports About 21,000 Active Duty, Guard, Reserve, Retirees, Department of Defense Civilians and Their Family Members
- Home to The 49th Wing Which is Responsible for Training Almost Half of All F-16 Viper Pilots in the U.S. Air Force and Producing Approximately 25% of All Fighter Pilots in the Entire U.S. Air Force
- Home to the World's Longest (50,788 Feet - Almost 10 Miles) and Fastest (Mach 9) Test Track

PROXIMITY FROM ALAMOGORDO, NEW MEXICO:

- Las Cruces, NM | 73 Miles
- El Paso, TX | 94 Miles
- Roswell, NM | 111 Miles
- Carlsbad, NM | 145 Miles
- Albuquerque, NM | 203 Miles
- Santa Fe, NM | 211 Miles
- Lubbock, TX | 282 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 537 Residents
- 1-Mile Average Household Income = \$49,850
- 3-Mile Population = 4,601 Residents
- 3-Mile Average Household Income = \$61,411
- 5-Mile Population = 13,109 Residents
- 5-Mile Average Household Income = \$57,235
- 7-Mile Population = 31,815 Residents
- 7-Mile Average Household Income = \$61,477

WHITE SANDS NATIONAL PARK:

- Located 21 Miles from the Subject Property
- The Park Covers 145,762 Acres
- Established as a National Monument in 1933 and Re-designated as a National Park in 2019
- In 2021, 782,000 Park Visitors Spent an Estimated \$46.4 Million in Local Gateway Regions While Visiting White Sands National Park.
- These Expenditures Supported a Total of 630 Jobs, \$17.7 Million in Labor Income, \$28.6 Million in Value Added, and \$55.7 Million in Economic Output

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- 19,147 Stores in 47 States as of March 3, 2023
- Ranked #106 on the Fortune 500 List
- In 2022, Net Sales Increased 10.6% to \$37.8 Billion and Same-Store Sales Increased 4.3%





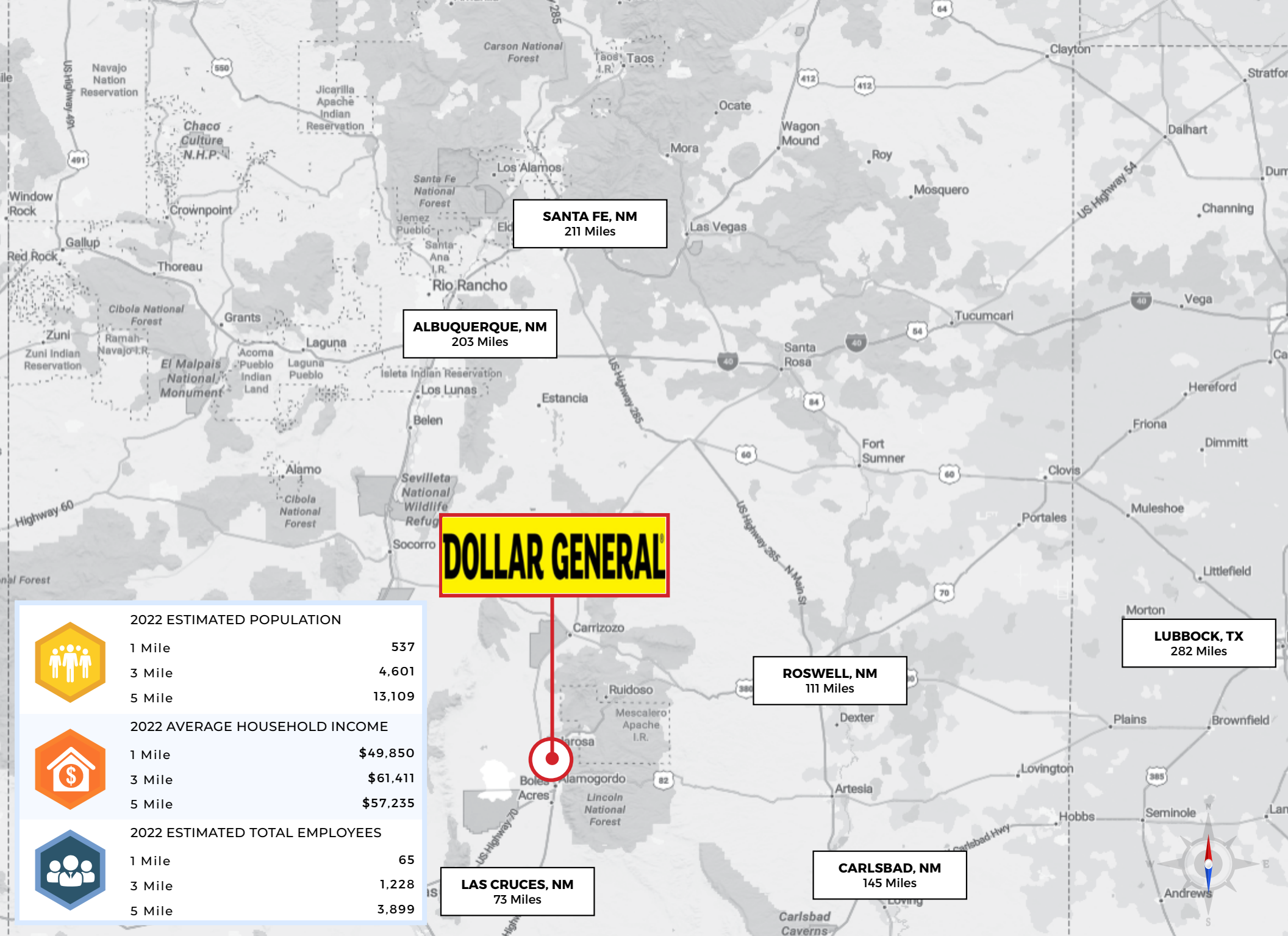




DOLLAR GENERAL

SITE





DOLLAR GENERAL

2022 ESTIMATED POPULATION



1 Mile	537
3 Mile	4,601
5 Mile	13,109

2022 AVERAGE HOUSEHOLD INCOME



1 Mile	\$49,850
3 Mile	\$61,411
5 Mile	\$57,235

2022 ESTIMATED TOTAL EMPLOYEES



1 Mile	65
3 Mile	1,228
5 Mile	3,899

AREA OVERVIEW



ALAMOGORDO, NEW MEXICO

Alamogordo, New Mexico, in Otero County, is 59 miles NE of Las Cruces, New Mexico and 84 miles North of El Paso, Texas. Alamogordo is bordered on the East by the beautiful Sacramento Mountains, home to “The Lodge” at Cloudcroft, the Sacramento Mountains Historical Museum, and the Sunspot Solar Observatory where one can see into the center of the solar system, and home of Smokey Bear. This is a thriving city transformed from a railroad, ranching and farming hamlet into a progressive vibrant community, intertwined with our military neighbors of Holloman Air Force Base and White Sands Missile Range. The City of Alamogordo had a population of 31,395 as of July 1, 2022.

It is the county seat, and commercial and governmental center of Otero County, New Mexico. It is located in the Tularosa Basin; the City of Alamogordo is closely linked to both Holloman Air Force Base and White Sands Missile Range. Tourism and the New Mexico Film Industry also contribute to the local economy with Whites Sands National Monument and the NM Museum of Space History being popular attractions.

New Mexico State University Alamogordo is a two-year community college established in 1958. As of 2016, it has approximately 1,800 students. There are two high schools, three middle schools, and 11 elementary schools in the Alamogordo Public School District. Prior to 2008 there were two private schools in Alamogordo: Legacy Christian Academy and Father James B. Hay Catholic School.

Alamogordo provides amenities for several different types of recreational opportunities. One can visit America’s National Park Ride Train Museum, the New Mexico Museum of Space History and the White Sands National Monument. The Alameda Park Zoo is also a popular local spot. Local celebrations include the Cottonwood Festival, the White Sands Film Festival and Hamfest. The Lincoln National Forest and the Oliver Lee Memorial State Park can be reached from Alamogordo within few minutes.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2022 Population	537	4,601	13,109	31,815
2027 Projected Population	576	4,881	13,770	34,711
2010 Projected Population	458	4,449	13,122	30,926
Annual Growth Rate: 2022 to 2027	1.46%	1.22%	1.01%	1.82%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2022 Households	228	1,928	5,633	13,860
2027 Households	240	2,004	5,794	14,835
2010 Households	189	1,841	5,482	13,164
Annual Growth Rate: 2022 to 2027	1.04%	0.79%	0.57%	1.41%
Average Household Size	2.35	2.38	2.31	2.27



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2022 Average Household Income	\$49,850	\$61,411	\$57,235	\$61,477
2022 Median Household Income	\$41,228	\$60,628	\$50,370	\$51,746
2022 Per Capita Income	\$21,170	\$25,751	\$24,658	\$26,959



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2022 Housing Units	228	1,928	5,633	13,860
2022 Owner-Occupied Units	198	1,536	3,966	8,811
2022 Renter Occupied Housing Units	30	392	1,667	5,050



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2022 Businesses	9	157	462	1,283
2022 Employees	65	1,228	3,899	11,423

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$47.98 Billion



FORTUNE 500
#106



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,147+



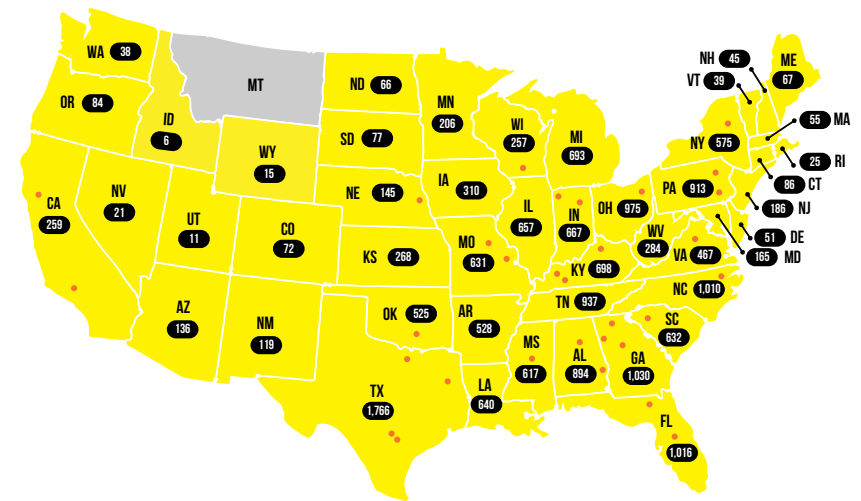
NO. EMPLOYEES
173,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,147 STORES | IN 47 STATES | AS OF 03/03/2023

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1 La Luz Gate Rd, Alamogordo, NM 88310 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property. This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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